BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $89,900.00. Affiant Subscribed and sworn to before me, this 31st day of December, 1996. Notary Public My Commission Expires: 11-27-98

Address New Owner As Follows: Anthony K. Jones, 2409 Andrew Place, Nashville, TN 37216

Send Tax Bills To: SOUTHTRUST MORTGAGE CORP., 5409 Maryland Way, Suite #100, Brentwood, TN 37027

Map-Parcel Number: 073-05-191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD R. THAGARD, EXECUTOR, pursuant to the Will of DOROTHY VIRGINIA HUGGINS, of record in Will Book 204, page 707, Probate Court Clerk's Office of Davidson County, Tennessee,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANTHONY K. JONES,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Riverwood Terrace Subdivision, of record in book 1835, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 87.71 feet on the northerly side of Andrew Place and runs back on the westerly line 171.4 feet and on the easterly line 194 feet to a broken line in the rear on which it measures 82.05 feet.

Being the same property conveyed to Dorothy V. Huggins by deed from K. E. Burton and Jackson K. Brown of record in Book 6687, page 61, Register's Office for Davidson County,

Tennessee; the said Dorothy V. Huggins having since died and her will of record in Will Book 204, page 707, Probate Court Clerk's Office of Davidson County, Tennessee, devised subject property to Donald R. Thagard and wife, Anna W. Thagard.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Anna W. Thagard joins in this conveyance to convey any interest she may have subject to the Will of Dorothy Virginia Huggins.

This conveyance is made subject to matters shown on the Plan of record in Book 1835, page 134, Register's Office for said County.

This is improved property known as 2409 Andrew Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of December, 1996.

Donald R. Thagard, Ex

Donald R. Thagard, Executor

Donald R. Thagard

Donald R. Thagard

Anna W. Thagard

0261158
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:18
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD R. THAGARD, EXECUTOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

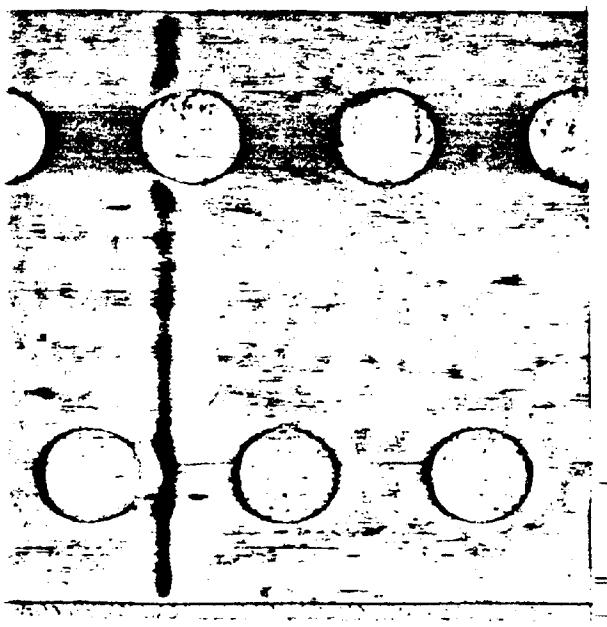
WITNESS my hand, at office, this 31st day of December, 1996.

Notary Public

My Commission Expires: 11-27-99

NOTARY PUBLIC STATE OF TENNESSEE

01/03 0101 03CHECK 341.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

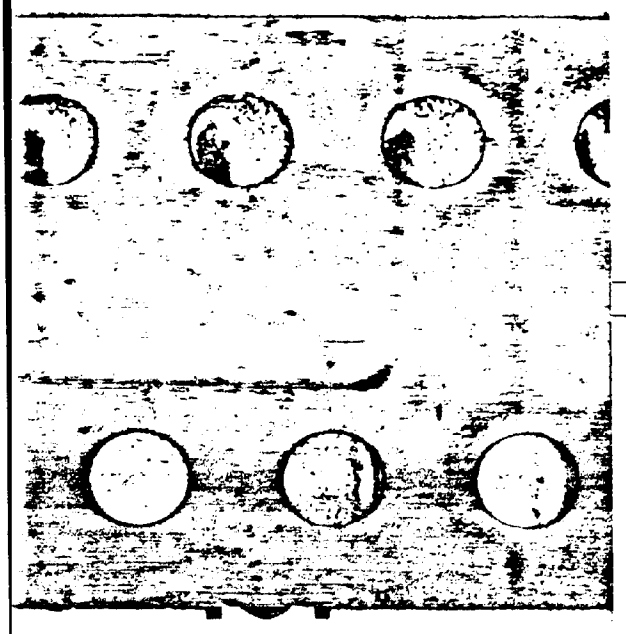
RECEIVED OF _____

FOR _____

BOOK 10309 PG 352

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

01/03/97 01 08:17 0001 1626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611158
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104171